

# Design Review Board Staff Report

TO: DESIGN REVIEW BOARD

FROM: MARIA S. CADAVID, AICP, CSBA, SENIOR PLANNER

480-503-6812, MARIA.SUNIGA-CADAVID@GILBERTAZ.GOV

JW.

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER

480-503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

**MEETING DATE:** APRIL 10, 2014

SUBJECT: S13-14: OPEN SPACE PLAN – THE BUNGALOWS AT COOLEY

STATION PARCEL 1B

**STRATEGIC INITIATIVE:** Community Livability

The open space plan for this residential development meets the policies in the General Plan for the Gateway Character Area residential neighborhoods and completes the preliminary plat process for this parcel.

#### **REQUEST**

S13-14, Open Space Plan for the Bungalows at Cooley Station, Parcel 1B: landscape plan, amenities plans, monuments plan, wall plan, lighting design, and colors and materials, is located south and east of the southeast corner of Wade Drive and Vest Avenue and is zoned Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay.

#### **RECOMMENDED MOTION**

Move to approve the findings of fact and approve S13-14, Open Space Plan for the Bungalows at Cooley Station, Parcel 1B: landscape plan, amenities plans, monuments plan, wall plan, lighting design, and colors and materials, located south and east of the southeast corner of Wade Drive

and Vest Avenue and zoned Single Family Detached (SF-D) with a Planned Area Development (PAD) overlay, subject to conditions.

#### **APPLICANT/OWNER**

**Applicant Owner** 

Name EPS Group Inc. Name Recker Williams 80-FCT LLC/ETAL

Jeff Cooley

Address 2045 S. Vineyard, Suite 101 Address 17407 E. Ray Road Mesa, Arizona 85210

Gilbert, Arizona 85296

Phone: 480-503-2258 **Phone:** 480-988-3110

josh.hannon@epsgroupinc.com **Email:** Email: jeff@cooleystation.com

#### **BACKGROUND/DISCUSSION**

Josh Hannon

Date	Action
December 19, 2006	Town Council adopted Annexation No. A05-03, Ordinance No. 1878.
March 6, 2007	The Town Council adopted Ordinance No. 1900 in case Z06-74 to rezone approximately 302 acres that constitute the Cooley Station Residential, Office and Shopping Center Planned Area Development (PAD).
June 24, 2008	The Town Council adopted Ordinance No. 2179 in rezoning case Z07-117 and approved an amendment to an approximately 300 acre site in the Cooley Station PAD for the Residential, General Office and Shopping Center parcels to revise several conditions of Ordinance No. 1900 in zoning case Z06-74, modifying development standards for building and landscape setbacks, and revising the street sections and key street exhibits.
August 5, 2008	The Town Council approved Ordinance No. 2195 in case Z07-99, which rezoned approximately 198 acres from Maricopa County to Single Family Detached (SF-D) and 41 acres of Public Facilities/Institutional (PF/I) creating the Cooley Station Residential-2 Planned Area Development.
October 7, 2010	The Town Council adopted Ordinance No. 2304 amending approximately 97 acres of the Cooley Station Residential, General Office and Shopping Center PAD to add new exhibits and incorporate revised development standards for Parcel 11 (Heritage at Cooley Station).
January 17, 2013	Town Council approved Resolution No. 3148 for GP12-07 and, Ordinance No. 2413 for Z12-20 to rezone Parcel 16 of Cooley Station for a charter school (The Charter School Fund II).
May 2, 2013	The Town Council adopted Ordinance No. 2525 in rezoning case Z12-26 and rezoned approximately 35 acres for a single family detached and Multi-Family Medium (MF-M) development in the Cooley Station (Parcels 12 and 13) for Fincher Fields residential development.

February 13, 2014	The Town Council adopted Ordinance No. 2473 in rezoning case Z13-	
	32 and rezoned approximately 5.9 acres from Single Family-Detached	
	to Multi Family/Low for the Cooley Station Meeting House.	
April 2, 2014	The Planning Commission was presented with the preliminary plat of	
	the Bungalows and if approved, said action is conditioned to the	
	approval of the Open Space Plan by the Design Review Board.	

**Surrounding Land Use & Zoning Designations:** 

	Existing Land Use Classification	<b>Existing Zoning</b>	<b>Existing Use</b>
On site:	Residential > 8 – 4 DU/Acre	Single Family-Detached (SF-D)	Cooley Station Parcel 1B
North:	Residential > 5 – 8 DU/Acre	Single Family-Detached (SF-D)	Cooley Station Parcel 15
South:	Residential > 14-25 DU/Acre	Multi Family/Medium (MF/M)	Cooley Station Parcel 3
East:	Residential > 14-25 DU/Acre	Multi Family/Medium (MF/M)	Cooley Station Parcel 3
West	Residential > 3.5-5 DU/Acre	Multi Family/Medium (MF/M)	Lyon's Gate Parcel

**Project Data Table** 

ojeci Data Table		
	Proposed Project	
Gross Site Area	+/- 24 acres of Single Family-Detached (SF-D) Residential with a PAD	
Existing Land Uses:	Residential >14-25 DU/Acre	
Existing Zoning:	Multi-Family Medium (MF-M) with a PAD overlay zoning district.	
Number of Lots	191	
Landscape Acreage/Percentage of net area	5.05/25%	

#### **Discussion**

#### *Open Space/Landscape Plan/Amenities:*

The Bungalows at Cooley Station open space system offers a central green area where active and passive amenities are proposed complemented by two (2) passive green spaces and two (2) additional areas where active and passive opportunities will be offered. These areas are equally distributed and are laid out with a north-south orientation for maximum usability. The various open space areas will be accessible to residents facing the green spaces and the properties at the periphery of the same areas.

The plant palette proposes an ornamental and colorful street palette and identifies the street frontage of the project on Vest Avenue with Chinese Evergreen Elm, the interior streets with Bradford Pear trees and the frontage on the Cooley Loop North will be identified with Sisso trees as required by the Right of Way Improvement Standards and Streetscape Design Guidelines. Interior Streets are flanked by ornamental trees to be installed at the time of the home construction. Shrubs and accent plants include Bougainvillea, Rio Bravo Sage, Dwarf Pomegranate, Purple Ruellia and Petite Pink Oleander. Vegetative ground covers include: Bush Morning Glory, Sierra Gold Dalea, Purple Trailing Lantana, Katie Ruellia and Yellow Dot. All the plant material meets the size required by the Land Development Code (LDC), which is 24" box for the trees, 5-gl for the shrubs and 1-gl size for the ground covers.

The amenities proposed in the larger central open space visible at the entrance to the project off of Vest Avenue offer a swimming pool with a shallow splash pool area, a pool house with restrooms, a 20' x 20' ramada, pool umbrellas and lounge chairs. The second larger open space to the west of the main entrance offers structure play equipment for ages 5-12, a 12' x 12' ramada, seat walls, bike racks and a large turf area. The third open space is located to the east of the project and includes structure play equipment ages 2-5, seat walls, bike racks and shade trees arranged in a manner to shelter care takers.

#### Monument Plan:

The identity of the project is presented with monument wall-signs at the entrances on Vest Avenue and Cooley Loop North. These monuments are designed with the typical materials and design found in the Cooley Station Master Plan, which includes obelisks, cast in place natural color concrete signs with inset lettering and logo, scored CMU veneer and cap, and signs on the walls with inset lettering.

#### Walls Plan:

The walls include the theme perimeter wall with pilasters designed with pre-cast concrete cap, two rows of triple score solid CMU cap and smooth brick veneer finish and the spear point design for the view wall at pool.

#### Lighting Plan;

Illumination of this subdivision will be provided via pedestrian lighting (Niland Company – Model N18-FS-12-CP-5015), bollard lighting (Kim Lighting) and flood light (US Architectural Lighting Model 7040-MH).

#### Colors and Materials:

Includes the CMU wall color (Fuego Red by Superlite Block), pavers for the vehicular access at entrances, two colors of pedestrian paving at pool complex, decomposed granite and decorative rip-rap, barbeque grills, fences, picnic tables and decorative thematic lighting poles.

#### **STAFF RECOMMENDATION**

Approval of the findings of fact and S13-14, Open Space Plan for the Bungalows at Cooley Station Parcel 1B: landscape plan, amenities plans, monuments plan, wall plan, lighting design, and colors and materials, subject to the following conditions:

1. Construction documents corresponding to the Bungalows at Cooley Station Parcel 1B Open Space Plans shall conform to the exhibits approved by the Design Review Board at the April 10, 2014 public meeting.

Respectfully submitted,

Maria S. Cadavid, AICP, CSBA, Senior Planner

#### **Attachments and Enclosures:**

María D. Cadardo

- 1. Findings of Fact
- 2. Vicinity Map
- 3. Open Space/Landscape Plan/amenities/wall types, lighting, colors/materials (17 pp.)

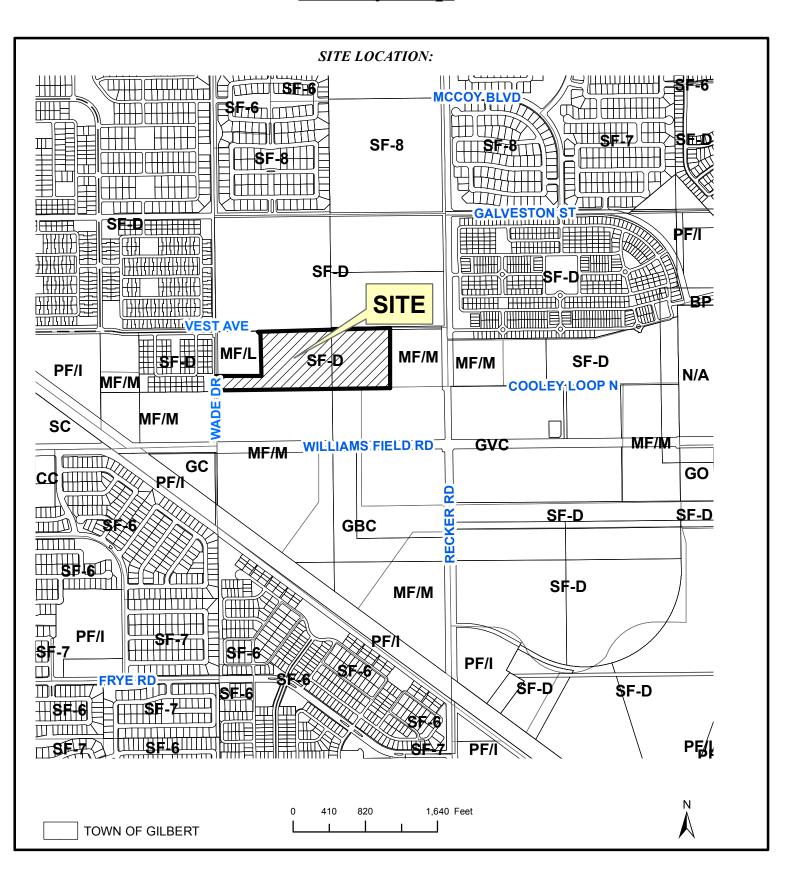
#### FINDINGS OF FACT

#### S13-14: Open Space Plan for The Bungalows at Cooley Station

- 1. The project is consistent with the Residential Design Guidelines;
- 2. The project conforms to the General Plan Gateway Character Area, and specifically to the Land Use, Community Design, and Environmental Planning Elements;
- 3. The project is consistent with all applicable provisions of the Zoning Code;
- 4. The project is compatible with adjacent and nearby development; and
- 5. The project design provides for safe and efficient provision of public services

### S13-14

## Vicinity Map



# THE BUNGALOWS AT COOLEY STATION

GILBERT, ARIZONA



# 

# Preliminary Landscape Design Package

Submitted: November 20, 2013 Revised: March 20, 2014

## PROJECT TEAM

DEVELOPER:

VICINITY MAP

WOODSIDE HOMES

1811 S. ALMA SCHOOL ROAD MESA, AZ 85210

TEL: (480)-755-2121

CONTACT: HEATHER DAVENPORT

CONSULTANT:
EPS GROUP, INC.
2045 S. VINEYARD, SUITE 101
MESA, AZ 85210
TEL: (480)-503-2250
FAX: (480)-503-2258
CONTACT: ALIZA SABIN, RLA LEED AP

DR13-14
Attachment 3: Open Space, Landscape Plan,
Amenities, Wall Types, Lighting, Colors and Materials
April 10, 2014





# **VICINITY MAP** SEC. 26 T.I S., R.6 E. N.T.S. RAY ROAD

#### PROJECT DATA

ASSESSOR PARCEL NO.: 304-39-014A; 014A (PORTIONS THEREOF)

ZONING: SF-D PAD LOTS: GROSS AREA: +/- 23.78 ACRES NET AREA: OPEN SPACE: +/- 20.53 ACRES +/- 5.05 ACRES (21.2%)

TURF AREA: +/-1.34 ACRES / 58,500 SQ FT (30%)

#### NOTE

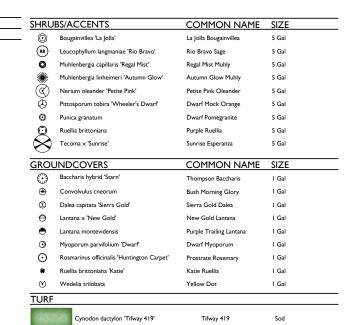
\* ONLY FLOOR PLANS I AND 2 SHALL BE ALLOWED ON THESE LOTS IN ORDER TO FIT THE 10-FOOT SIDEYARD WITHIN THE LOT BOUNDARY

#### **KEYNOTES**

- PRIMARY ENTRY MONUMENTATION SIGNAGE
- SECONDARY ENTRY MONUMENTATION
- THEMATIC STREET TREE
- DECORATIVE PAVING
- POOL AMENITY WITH RAMADA TOT LOT (2-5 YEAR OLDS)
- TOT LOT (5-12 YEAR OLDS)
- 8 DECORATIVE VEHICULAR PAVERS
- (9) RAMADA
- **(10)** RESTROOM AND POOL EQUIPMENT
- IRRIGATION PUMP HOUSE LOCATION

#### **PLANT LEGEND**

1 75/1/4/1			
SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
	Dalbergia sissoo	Sissoo	24" Box
	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box
	Pistacia chinensis	Chinese Pistache	36" Box
	Prunus cerasifera 'Atropurpurea'	Purple Leaf Plum	24" Box
	Pyrus calleryana 'Bradford'	Bradford Pear	24" Box
	Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box
	Ulmus parvilfolia	Chinese Evergreen Elm	24" Box
	Tree installed at the time of home cor	nstrction	15 Gal
	Tree installed at the time of home cor	nstrction	24" Box







L-0.01 03.20.2014







# Woodside Homes BETTER BY DESIGN THE BUNGALOWS at COOLEY STATION Gilbert, AZ Conceptual Pool Amenity Enlargement Plan

#### PLANT LEGEND

1 4	1 4 1	LLGLIND		
SYMBO	OL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES				
	D	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
		Dalbergia sissoo	Sissoo	24" Box
	1	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box
		Pistacia chinensis	Chinese Pistache	36" Box
		Prunus cerasifera 'Atropurpurea'	Purple Leaf Plum	24" Box
		Pyrus calleryana 'Bradford'	Bradford Pear	24" Box
ANIMA .		Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box
		Ulmus parvilfolia	Chinese Evergreen Elm	24" Box
Julian.		Tree installed at the time of home co	nstrction	15 Gal
$(\cdot)$		Tree installed at the time of home co.	nstrction	24" Box
<u>SHRUI</u>	BS/AC	CENTS	COMMON NAME	SIZE
<b>(</b>	Bougair	nvillea 'La Jolla'	La Jolla Bougainvillea	5 Gal
RB	Leucop	hyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
0	Muhlen	bergia capillaris 'Regal Mist'	Regal Mist Muhly	5 Gal
**	Muhlen	bergia linheimeri 'Autumn Glow'	Autumn Glow Muhly	5 Gal
<b>©</b>	Nerium	oleander 'Petite Pink'	Petite Pink Oleander	5 Gal
© 8 © O	Pittosp	orum tobira 'Wheeler's Dwarf'	Dwarf Mock Orange	5 Gal
0	Punica	granatum	Dwarf Pomegranite	5 Gal
Q	Ruellia	brittoniana	Purple Ruellia	5 Gal
$\bowtie$	Tecoma	a x 'Sunrise'	Sunrise Esperanza	5 Gal
GROL	JNDC	OVERS	COMMON NAME	SIZE
(·)	Bacchai	ris hybrid 'Starn'	Thompson Baccharis	I Gal
<u>*</u>	Convol	vulus cneorum	Bush Morning Glory	I Gal
٤	Dalea c	apitata 'Sierra Gold'	Sierra Gold Dalea	I Gal
$\Theta$	Lantana	x 'New Gold'	New Gold Lantana	I Gal
•	Lantana	montevidensis	Purple Trailing Lantana	I Gal
<b>③</b>	Муоро	rum parvifolium 'Dwarf'	Dwarf Myoporum	I Gal
0	Rosman	inus officinalis 'Huntington Carpet'	Prostrate Rosemary	I Gal
	Ruellia	brittoniana 'Katie'	Katie Ruellia	I Gal
$\otimes$	Wedeli	a trilobata	Yellow Dot	I Gal
TURF				
- City				
		ynodon dactylon 'Tifway 419'	Tifway 419	Sod
	D	egetative Groundcover with 5/8" Scree lecomposed Granite, 2" Depth Min. iolor: Table Mesa Brown	ned	

#### **KEYNOTES**

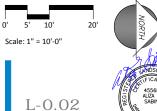
- SWIMMING POOL
- POOL HOUSE WITH RESTROOMS
- 20' x 20' RAMADA, SEE L-0.08
- DECORATIVE PAVING, SEE L-0.12
- 5 TURF
- CHAISE LOUNGE CHAIRS
- POOL UMBRELLAS
- ENTRY GATE WITH, PERGOLA, SEE L-0.07
- DECORATIVE PAVING, SEE L-0.12
- (10) SHALLOW SPLASH POOL AREA (I) VIEW FENCE AT POOL, L-0.07
- 4' CONCRETE SIDEWALK
- BIKE RACK, SEE L-0.13

- NOTES:

  1. AMENITIES AT RAMADA INCLUDE 2 PICNIC TABLES, TRASH RECEPTACLE AND BIKE RACK. SEE L-0.13 FOR AMENITY IMAGERY.

  2. RETENTION TO BE UNDERGROUND, SEE PRELIMINARY GRADING AND DRAINAGE PLAN.

  3. SEE SHEETS L-0.09, L-0.10 FOR CONCEPTUAL LIGHTING.



03.20.2014









PLAY STRUCTURE DESIGN: EPCOT BY LANDSCAPE STRUCTURES SYSTEM TYPE: PB / EV

Woodside Homes
BETTER BY DESIGN

THE BUNGALOWS at COOLEY STATION

Gilbert, AZ

Conceptual Tot Lot Enlargement Plan (5-12 Yr Old)

#### PLANT LEGEND

	NT LEGEND		
SYMBO	DL SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Chitalpa tashkentensis 'Pink Dawn'	Chitalpa	24" Box
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	Fraxinus velutina 'Fan Tex'	Fan Tex Ash	24" Box
	Pistacia chinensis	Chinese Pistache	36" Box
- Va	Prunus cerasifera 'Atropurpurea'	Purple Leaf Plum	24" Box
	Pyrus calleryana 'Bradford'	Bradford Pear	24" Box
in live of	Quercus virginiana 'Heritage'	'Heritage' Live Oak	24" Box
	Ulmus parvilfolia	Chinese Evergreen Elm	24" Box
Mayor	Tree installed at the time of home co	onstrction	15 Gal
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CLUDIU	DOLLA COENTE	00101011111	
	BS/ACCENTS	COMMON NAME	SIZE
©	Bougainvillea 'La Jolla'	La Jolla Bougainvillea	5 Gal
(RB)	Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	5 Gal
0	Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhly	5 Gal
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<b>©</b>	Nerium oleander 'Petite Pink'	Petite Pink Oleander	5 Gal
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GROL	INDCOVERS	COMMON NAME	SIZE
·	Baccharis hybrid 'Starn'	Thompson Baccharis	I Gal
⊕	Convolvulus cneorum	Bush Morning Glory	I Gal
(3)	Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	I Gal
Õ	Lantana x 'New Gold'	New Gold Lantana	I Gal
•	Lantana montevidensis	Purple Trailing Lantana	I Gal
⊙	Myoporum parvifolium 'Dwarf'	Dwarf Myoporum	I Gal
Õ	Rosmarinus officinalis 'Huntington Carpet'	Prostrate Rosemary	I Gal
	Ruellia brittoniana 'Katie'	Katie Ruellia	l Gal
(M	Wedelia trilobata	Yellow Dot	l Gal
	**Eucha ii IIOUdtd	TEHOW DOL	ı Gai
TURF			
100	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod
	Vegetative Groundcover with 5/8" Scree Decomposed Granite, 2" Depth Min. Color: Table Mesa Brown	ened	

#### **KEYNOTES**

- STRUCTURED PLAY EQUIPMENT (AGES 5-12)
- 3 TOT LOT MULCH SURFACING, SEE L-0.12
- SEATWALL, SEE L-0.08
- 4 TURF
- 5 4' CONCRETE SIDEWALK
- 6 FLOWERING ACCENT TREE
- 7 12' x 12' RAMADA, SEE L-0.08
- BIKE RACK, SEE L-0.13

L-0.03 03.20.2014

- NOTES:

  1. AMÉNITIES AT RAMADA INCLUDE ONE PICNIC TABLE, TRASH RECEPTACLE AND BIKE RACK. SEE SHEET L.0.13 FOR AMENITY IMAGERY.

  2. RETENTION TO BE UNDERGROUND, SEE PRELIMINARY GRADING AND DRAINAGE PLAN.

  3. SEE SHEETS L-0.09, L-0.10 FOR CONCEPTUAL LIGHTING.











Woodside Homes
BETTER BY DESIGN

THE BUNGALOWS at COOLEY STATION

Gilbert, AZ

Conceptual Tot Lot Enlargement Plan (2-5 Yr Old)

## PLANT LEGEND SYMBOL SCIENTIFIC NAME

SYMBO	DL SCIENTIFIC NAME	COMMON NAME	SIZE
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<b>⊕</b>	Convolvulus cneorum	Bush Morning Glory	I Gal
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$\odot$	Rosmarinus officinalis 'Huntington Carpet'	Prostrate Rosemary	I Gal
	Ruellia brittoniana 'Katie'	Katie Ruellia	I Gal
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TURF			
TOKI			
100	Cynodon dactylon 'Tifway 419'	Tifway 419	Sod
	Vegetative Groundcover with 5/8" Screen Decomposed Granite, 2" Depth Min. Color: Table Mesa Brown	ened	

#### **KEYNOTES**

- STRUCTURED PLAY EQUIPMENT (AGES 2-5)
- TOT LOT MULCH SURFACING, SEE L-0.12
- 3 LANDSCAPE BENCH, SEE L-0.13
- 4 TURF
- 5 4' CONCRETE SIDEWALK
- 6 FLOWERING ACCENT TREE
- (<del>7</del>) SEATWALL, SEE L-0.05
- 8 BIKE RACK, SEE L-0.13

- NOTES:

  1. AMENITIES AT RAMADA INCLUDE ONE PICNIC TABLE, TRASH RECEPTACLE AND BIKE RACK. SEE SHEET L-0.13 FOR AMENITY IMAGERY.

  2. RETENTION TO BE UNDERGROUND, SEE PRELIMINARY GRADING AND DRAINAGE PLAN.

  3. SEE SHEETS L-0.09 & L-0.10 FOR CONCEPTUAL LIGHTING.

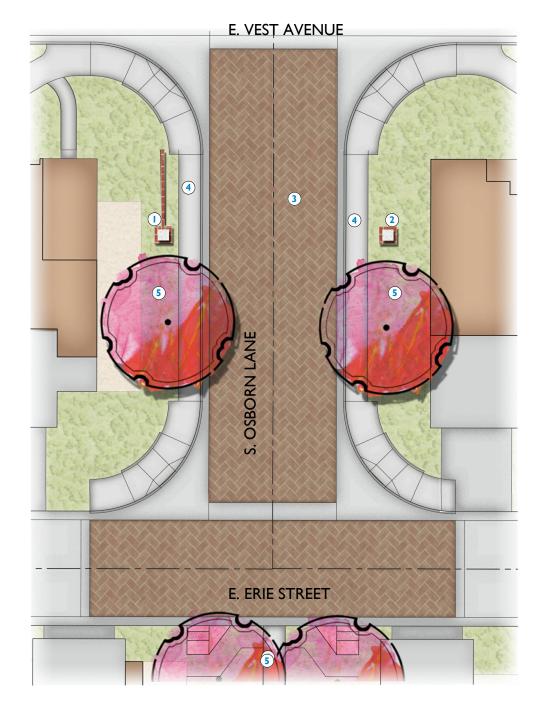


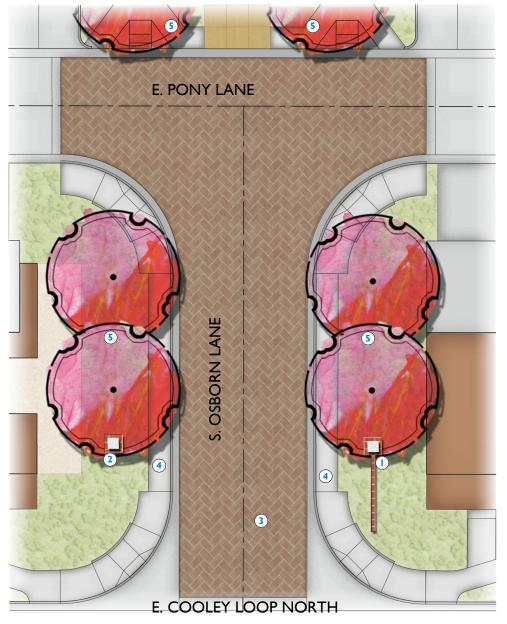
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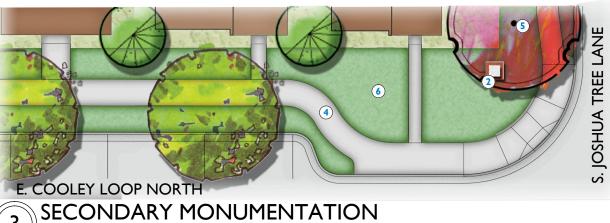






PRIMARY ENTRY AT COOLEY LOOP NORTH

PRIMARY ENTRY AT VEST AVENUE



L-0.05 03.20.2014





PRIMARY ENTRY MONUMENTATTION

SECONDARY ENTRY MONUMENTATTION VEHICULAR DECORATIVE PAVING

5' CONCRETE SIDEWALK

**KEYNOTES** 

PLANT LEGEND

SHRUBS/ACCENTS

**GROUNDCOVERS** 

Bougainvillea 'La Jolla

SYMBOL SCIENTIFIC NAME

COMMON NAME SIZE

COMMON NAME SIZE

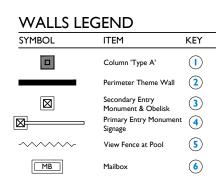
COMMON NAME

5 Gal

5 FLOWERING ACCENT TREE

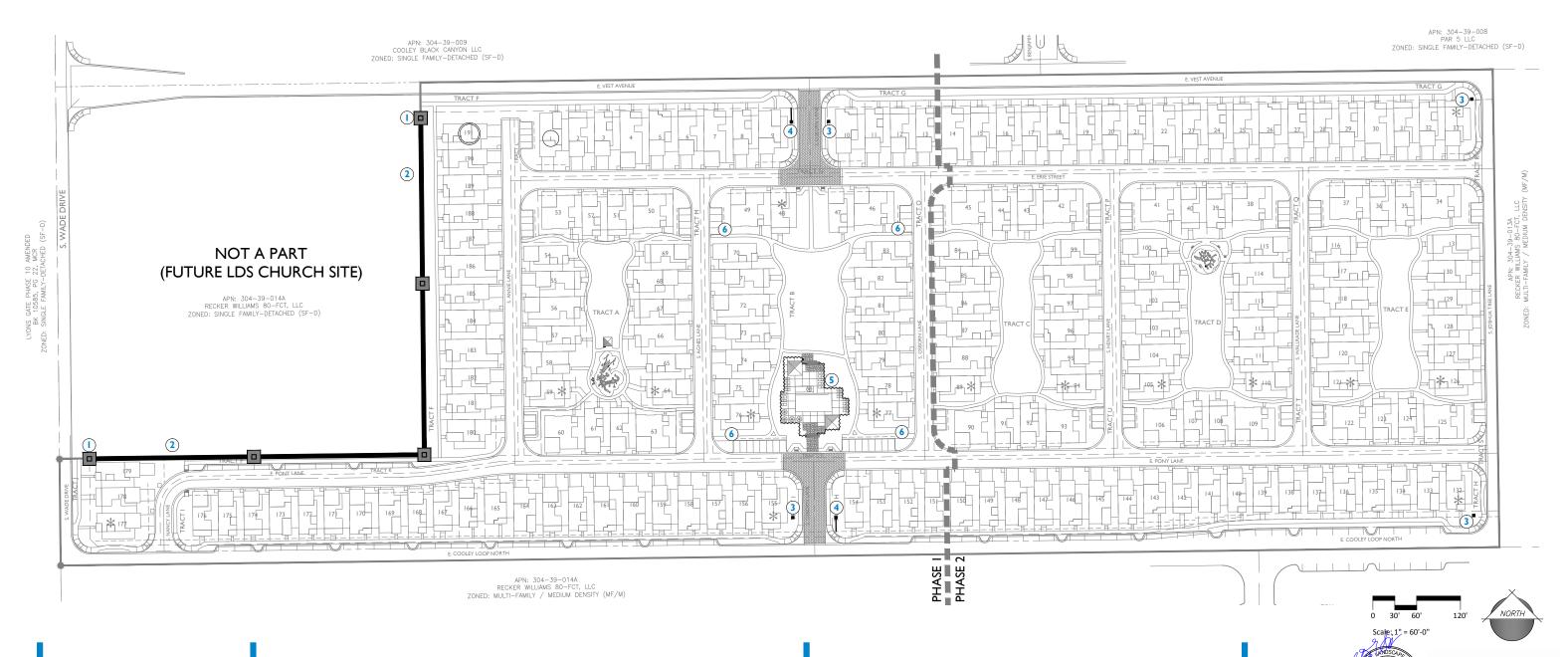
6 TURF

TURF

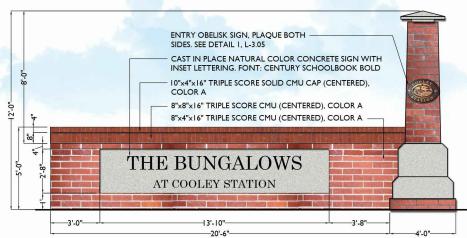


L-0.06

03.20.2014



# ENTRY OBELISK SIGN -ENTRY MONUMENT SIGN WALL



PRIMARY ENTRY MONUMENT

2'-8" SQ. J'-10" SQ. PRECAST CONCRETE CAP, NATURAL CONCRETE COLOR 8"x4"x16" CMU COLUMN, TAPERED, COLOR A CAST BRONZE PLAQUE, BOTH SIDES 2'-2" CIP CONCRETE, NATURAL COLOR 0'-4" 8"x4"x16" CMU, COLOR A FINISHED GRADE

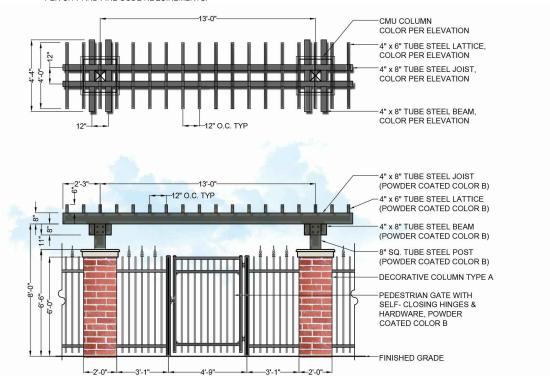
SECONDARY ENTRY MONUMENT

#### GENERAL NOTES:

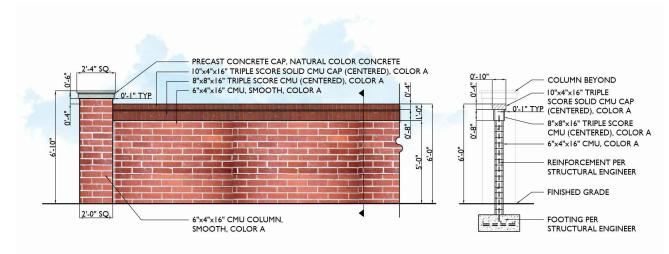
- 1. PEDESTRIAN GATES SHALL COMPLY WITH CURRENT CITY OF GILBERT FIRE CODE STANDARDS
- SEE MANUFACTURER'S RECOMMENDATIONS FOR GATE INSTALLATION.
- VERIFY GATE DIMENSIONS WITH MANUFACTURER'S SPECIFICATIONS.
- GATES TO BE SELF-CLOSING AND SELF-LATCHING PER CITY AND FIRE CODE REQUIREMENTS.

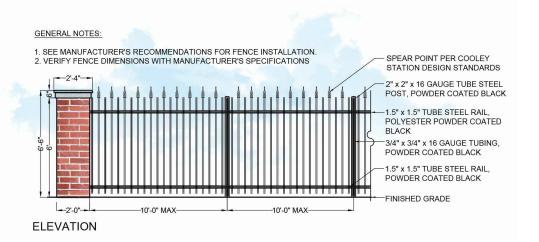
**COLOR & MANUFACTURER** STANDARD CMU BLOCK WITH BLACK MORTAR COLOR: FUEGO RED BY SUPERLITE BLOCK COLOR A (CMU) COLOR B (STEEL) FLAT BLACK COLOR C (CONCRETE) NATURAL GRAY CONCRETE RAMADA ROOF S-TILE PALERMO BLEND BY US TILE 3/8" x 3/8" RAKED FINISH MORTAR AND GROUT

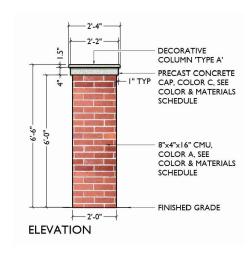
**COLOR & MATERIALS SCHEDULE** 



### POOL ENTRY GATE WITH PERGOLA 3/8" = 1'-0"









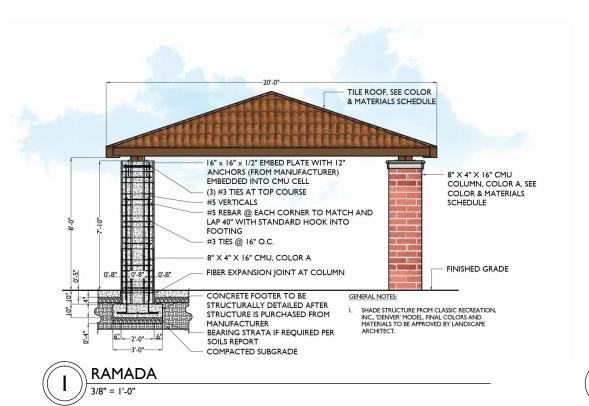


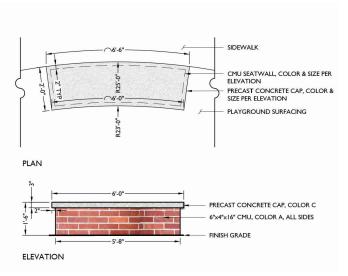




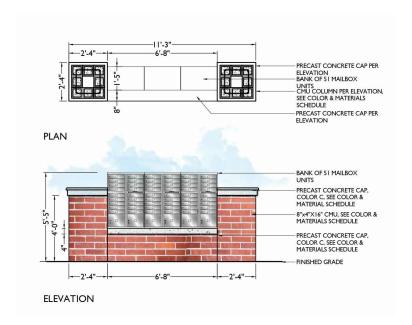






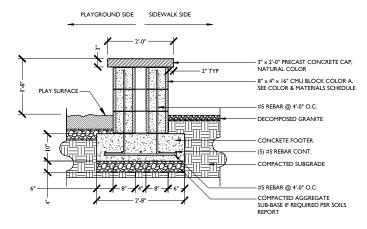


SEATWALL AT TOT LOT



GENERAL NOTES:

I. 8" x 4" x 16" CMU BLOCK TO BE ADDED TO ENCLOSE BOTH END SIDES OF SEATWALL.



**MAILBOX** 

SEATWALL AT TOT LOT



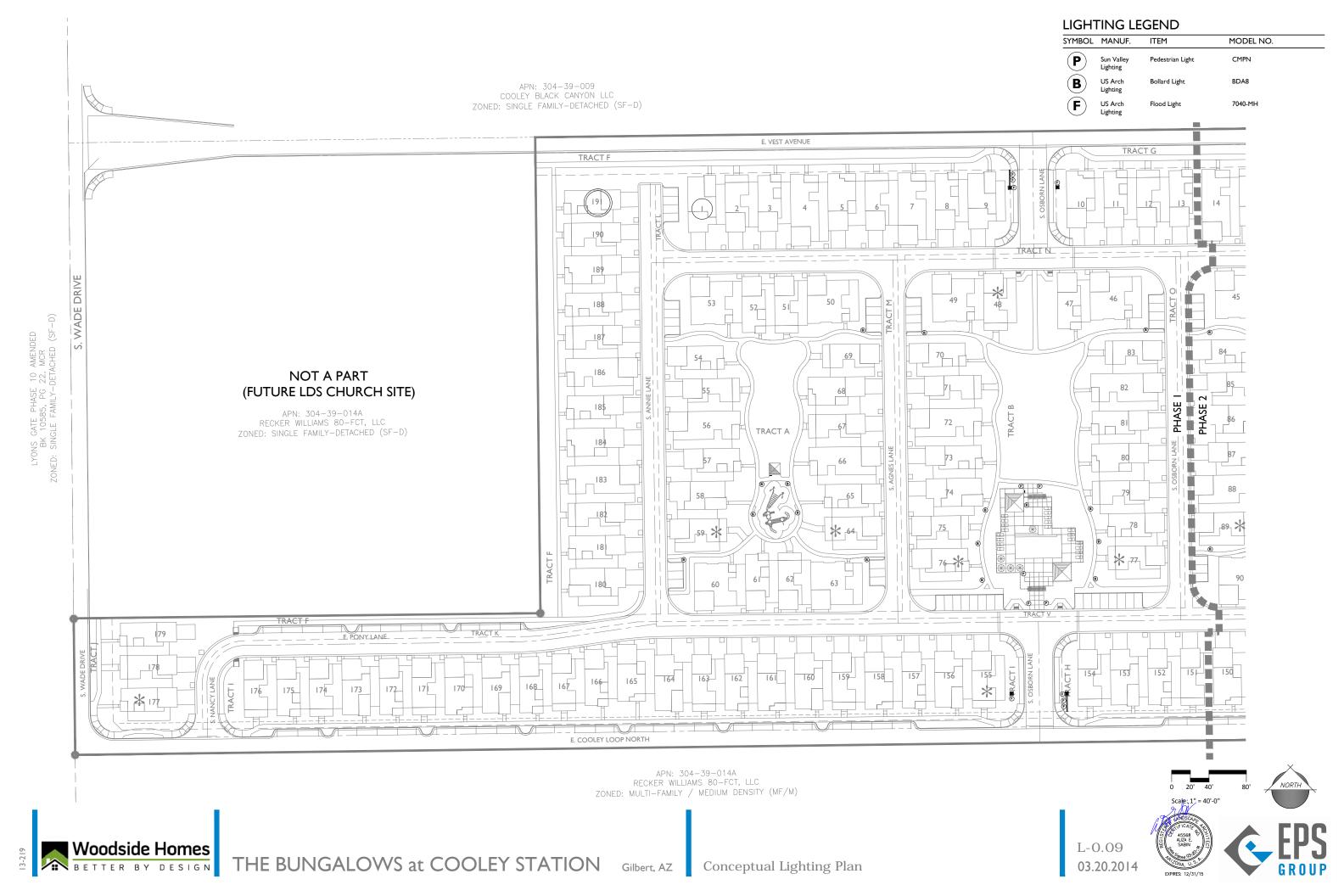
#### **COLOR & MATERIALS SCHEDULE**

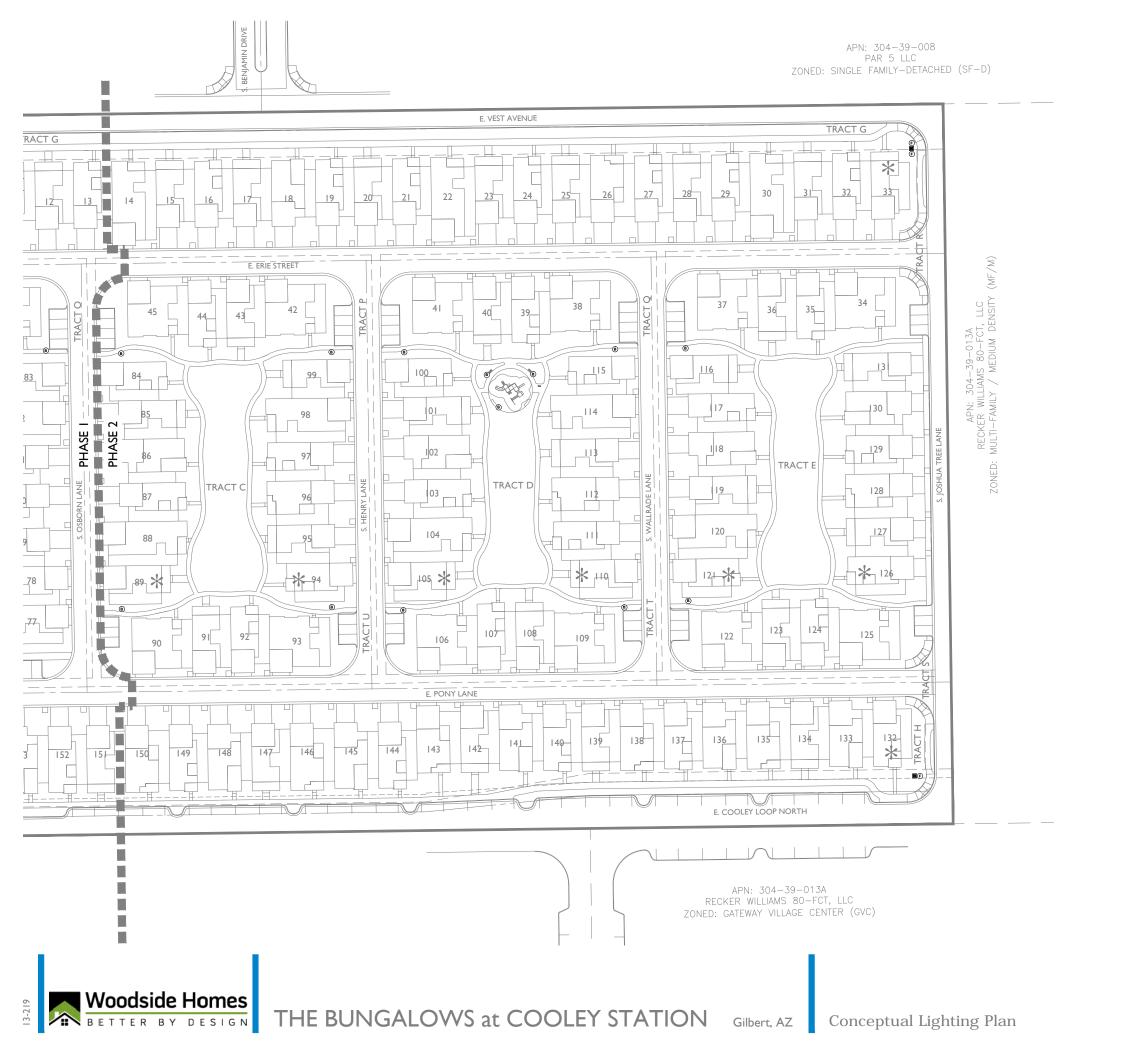
ITEM	COLOR & MANUFACTURER	
COLOR A (CMU)	STANDARD CMU BLOCK WITH BLACK MORTAR COLOR: FUEGO RED BY SUPERLITE BLOCK	
COLOR B (STEEL)	FLAT BLACK	
COLOR C (CONCRETE)	NATURAL GRAY CONCRETE	
RAMADA ROOF	S-TILE PALERMO BLEND BY US TILE	
MORTAR AND GROUT	3/8" x 3/8" RAKED FINISH COLOR: BLACK	



L-0.08

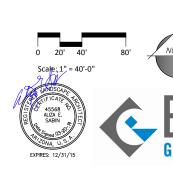






#### LIGHTING LEGEND

SYMBOL	MANUF.	ITEM	MODEL NO.
P	Sun Valley Lighting	Pedestrian Light	CMPN
B	US Arch Lighting	Bollard Light	BDA8
F	US Arch Lighting	Flood Light	7040-MH



# LANDSCAPE LIGHTING



#### PATH, WALKWAY AND AREA LIGHT

KIM LIGHTING - MODEL VRBI Round Ballard SPECIFICATIONS:

MATERIAL: ONE-PIECE DIE-CAST ALUMINUM OPTICS: 90° INTERNAL LOUVER LENS: CLEAR ACRYLIC LAMP: 100PMH120 MOUNTING: 5" BOLT CIRCLE WITH (4) 3/8" x 11/2" **ANCHOR BOLTS** FINISH: BL - BLACK UL LISTED



#### PEDESTRIAN LIGHT

NILAND COMPANY - MODEL N18-F5-12-CP-5015

#### SPECIFICATIONS:

MATERIAL: POWDER COATED CAST ALUMINUM LENS: A-5015-3 GLOBE U.V. STABILIZED FROSTED POLYCARBONATE LAMP: LED 78628 120-277V, 55W, TYPE-V MEDIUM FINISH: BLACK LIGHT POST: NILAND-18 SERIES - 12' UL LISTED



**BOLLARD LIGHT** U.S. Architectural Lighting



PEDESTRIAN LIGHT Sun Valley Lighting



#### FLOOD ACCENT LIGHT

U.S. ARCHITECTURAL LIGHTING - MODEL 7040-MH

#### SPECIFICATIONS:

MATERIAL: DIECAST ALUMINUM LENS: CLEAR CONVEX, I/4" TEMPERED GLASS LAMP: 7040-MH 175, R-40, 175W FINISH: BK-BLACK 1/2" NPT DIECAST ALUMINUM ADJUSTABLE KNUCKLE ETL LISTED



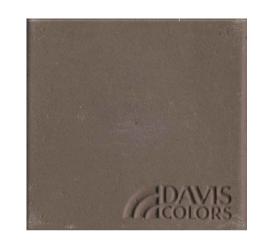
FLOOD ACCENT LIGHT U.S. Architectural Lighting

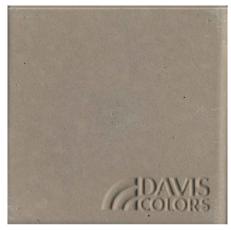






# **COLOR & MATERIALS**



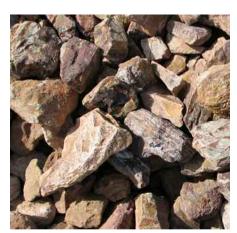


PEDESTRIAN PAVING AT POOL COMPLEX (Davis Color Kailua 677)

PEDESTRIAN PAVING AT POOL COMPLEX (Davis Color Pebble 641)



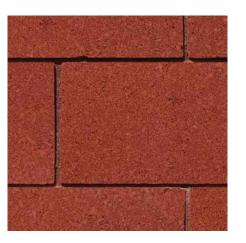




DECORATIVE RIP-RAP MATERIAL (Table Mesa Brown - 3" to 8")



TILE ROOF ('S-Tile' Palermo Blend by US Tile)



CMU WALL COLOR (Fuego Red by Superlite Block)









PLAY SURFACE (Engineered Wood Fiber, Color Natural)









# **COLOR & MATERIALS**







COMMUNITY THEMATIC DECORATIVE COLUMNS



DECORATIVE THEMATIC STREET LIGHTING



TRASH RECEPTACLE (Model #84 by Dumor, Color Black)



(Model #125-20 by Dumor, Color Black)



BBQ GRILL (Model #21 by Dumor)



PICNIC TABLE (Table 443 with Bench 92, Color Black)



LANDSCAPE BENCHES (Model 'Bench 58' by Dumor, Color Black)







# SHRUBS / ACCENTS / GROUNDCOVERS & VINES







SISSOO TREE Dalbergia sissoo



Fraxinus velutina 'Fan-Tex'



BRADFORD PEAR Pyrus calleryana 'Bradford'



'HERITAGE' LIVE OAK Quercus virginiana 'Heritge'



EVERGREEN ELM



CHINESE PISTACHE



PURPLE LEAF PLUM Prunus cerasifera 'Autopurpurea'



PURPLE LEAF PLUM



# SHRUBS / ACCENTS / GROUNDCOVERS & VINES







POMEGRANITE Punica species



DWARF MYRTLE Myrtus communis 'Compacta'



RED ELF PYRACANTHA Pyracantha 'Monelf'



WHITE LADY BANKS ROSE Rosa banksiae 'Alba Plena'



'RIO BRAVO' SAGE Leucophyllum langmaniae 'Rio Bravo'



THOMPSON BACCHARIS Baccharis hybrid 'Starn'



YELLOW DOT



BUSH MORNING GLORY Convolvulus cneorum



DWARF PROSTRATE ROSEMARY Rosmarinus officinalis 'Prostratus'



RED CALIFORNIA GRAPE Vitus californica 'Roger's Red'



PURPLE TRAILING LANTANA Lantana montevidensis



# SHRUBS / ACCENTS / GROUNDCOVERS & VINES







PURPLE RUELLIA



'SUNRISE' YELLOW BELLS Tecoma stans 'Sunrise'



BUSH BOUGAINVILLEA Bougainvillea 'La Jolla'



'AUTUMN GLOW' MUHLY Muhlenbergia lindheimeri 'Autumn Glow'



'REGAL MIST' MUHLY Muhlenbergia capillaris 'Regal Mist'



DWARF MOCK ORANGE Pittosporum tobira 'Wheeler's Dwarf'



'SIERRA GOLD' DALEA Dalea capitata 'Sierra Gold'



DWARF MYOPORUM Myoporum parvifolium 'Dwarf'



TIFWAY 419 Cynodon dactylon 'Tifway 419'



'NEW GOLD' LANTANA Lantana camara 'New Gold'



